



East Harwich, MA

David Spitz, Town Planner, 5/21/2014



I. Context

Lower Cape Cod



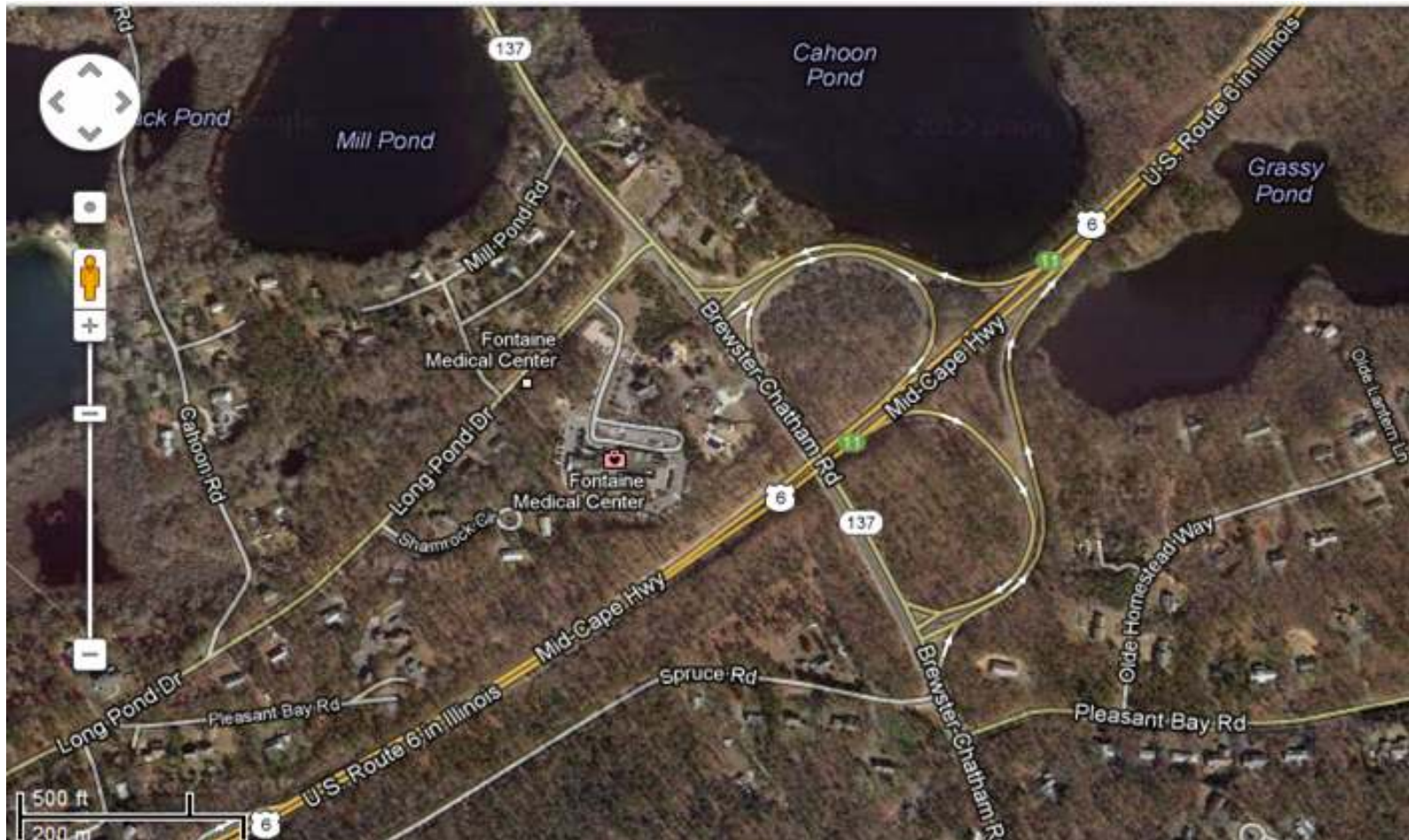
Route 6, Exit 8



Route 6, Exit 9



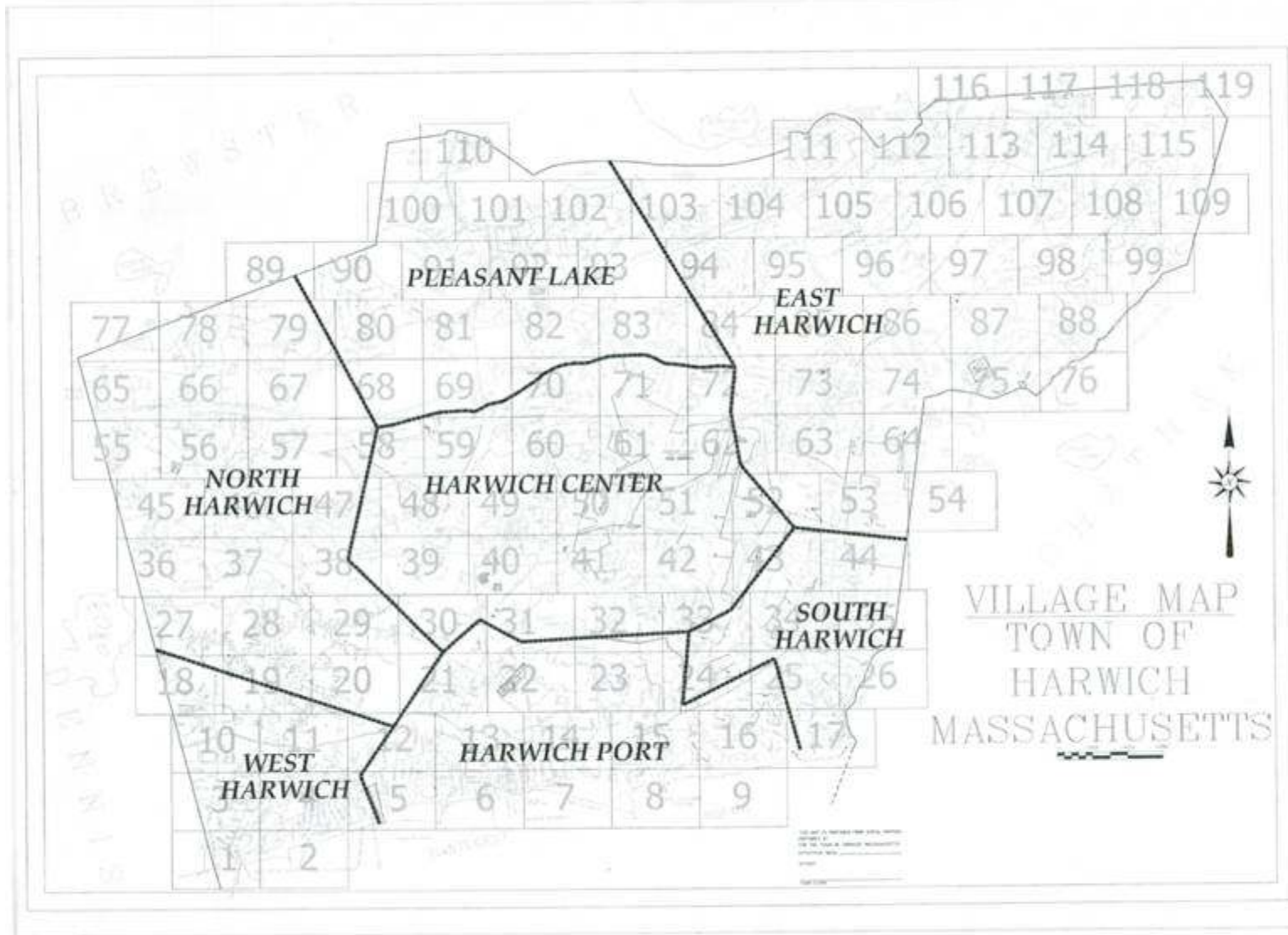
Route 6, Exit 11



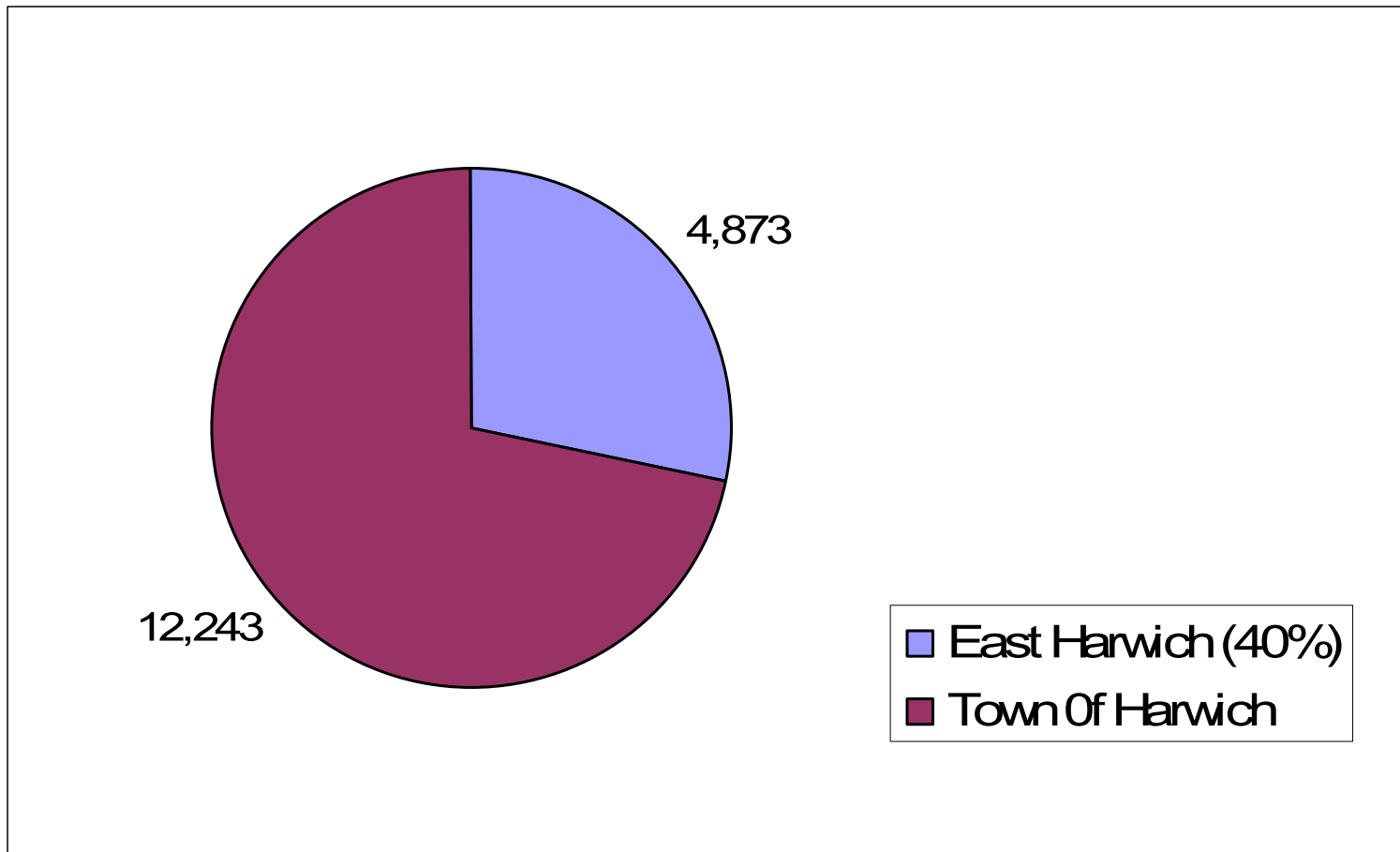
Routes 137/39



Seven Villages

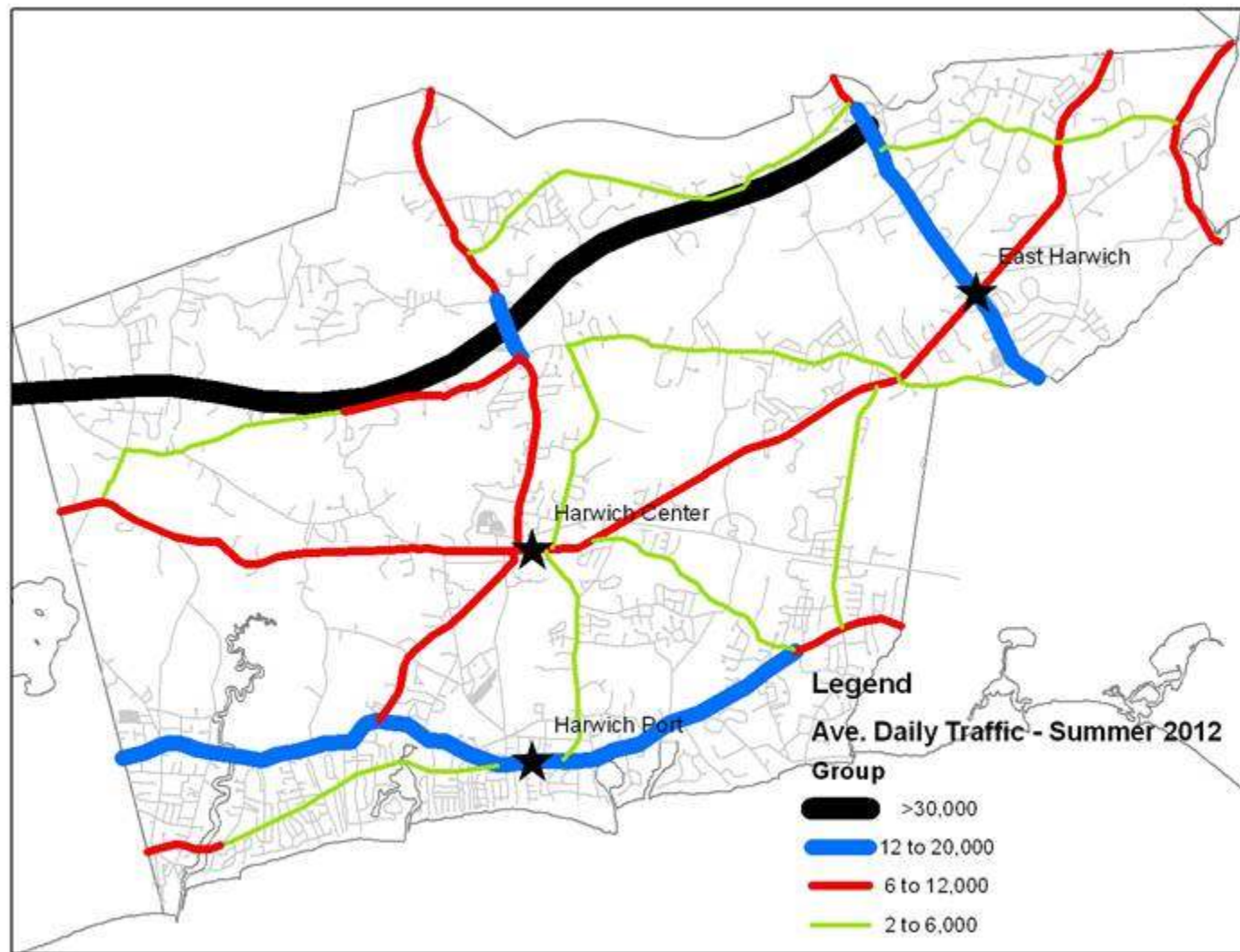


Full-Year Population*

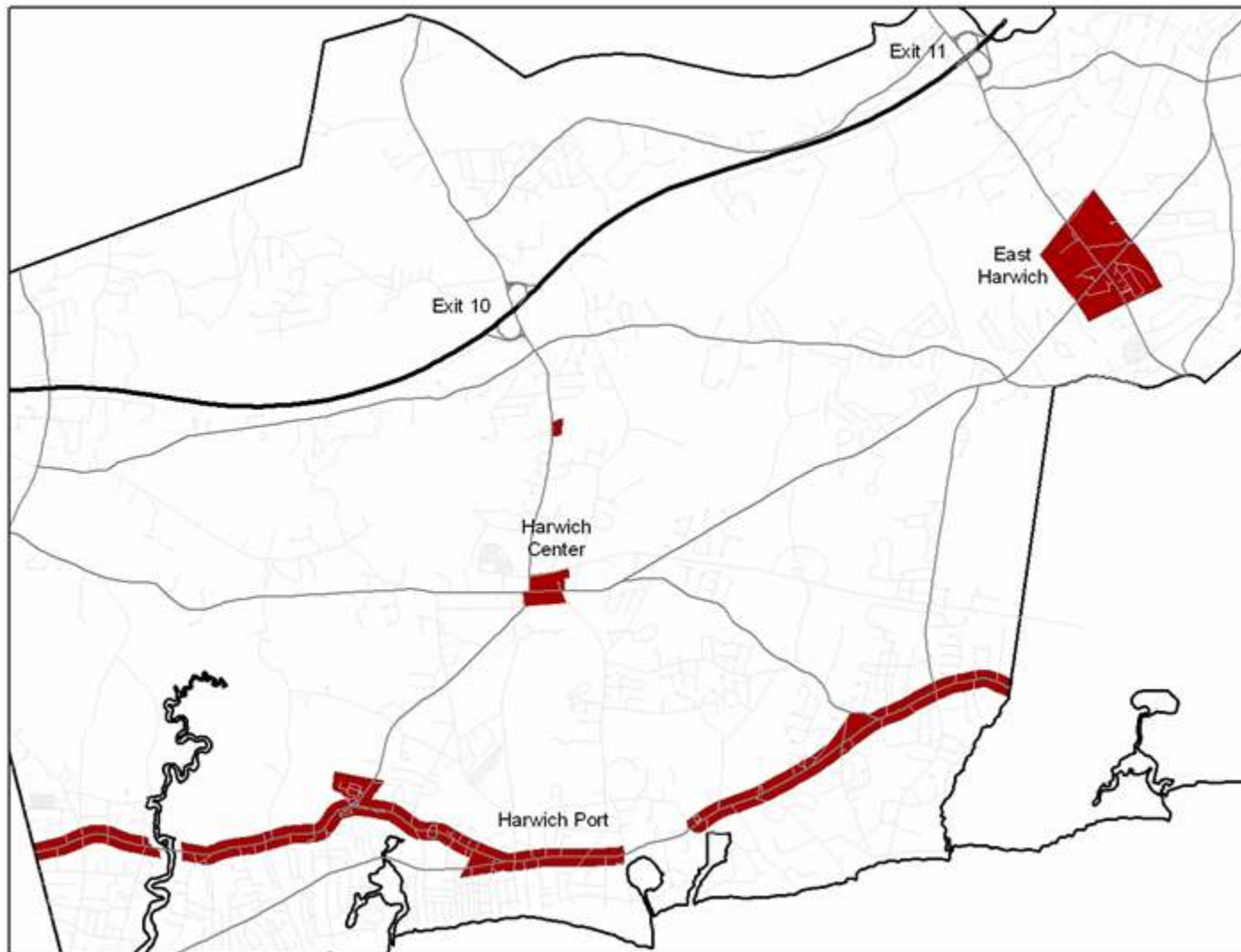


* East Harwich percentage of an estimated 30,000+ town-wide summer population likely is much lower.

Traffic Volumes



Commercial Zoning Districts



Commercial Districts - Acreage

District	Size
Route 28 including Harwich Port	277 acres
Harwich Center	18 acres
East Harwich	120 acres





II. Current Zoning and Development



East Harwich Zoning Boundaries



Legend

-  Proposed Zoning
-  Existing CH2 District



East Harwich Existing Parcels

Legend

-  Parcels - CH2 District
-  East Harwich Village Boundary



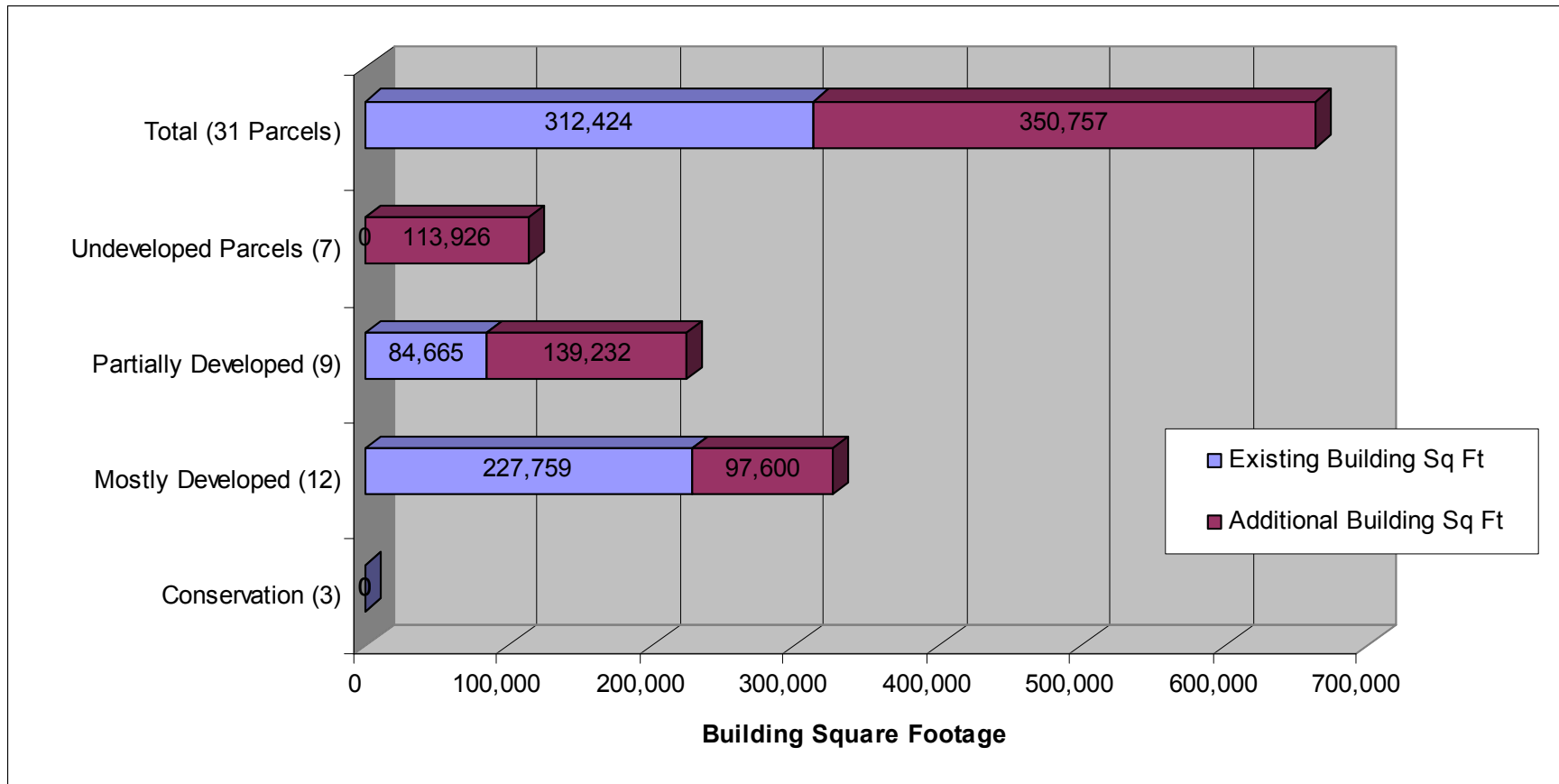
East Harwich Development Status

Legend

Parcels - CH2 District
GROWTHSCEN

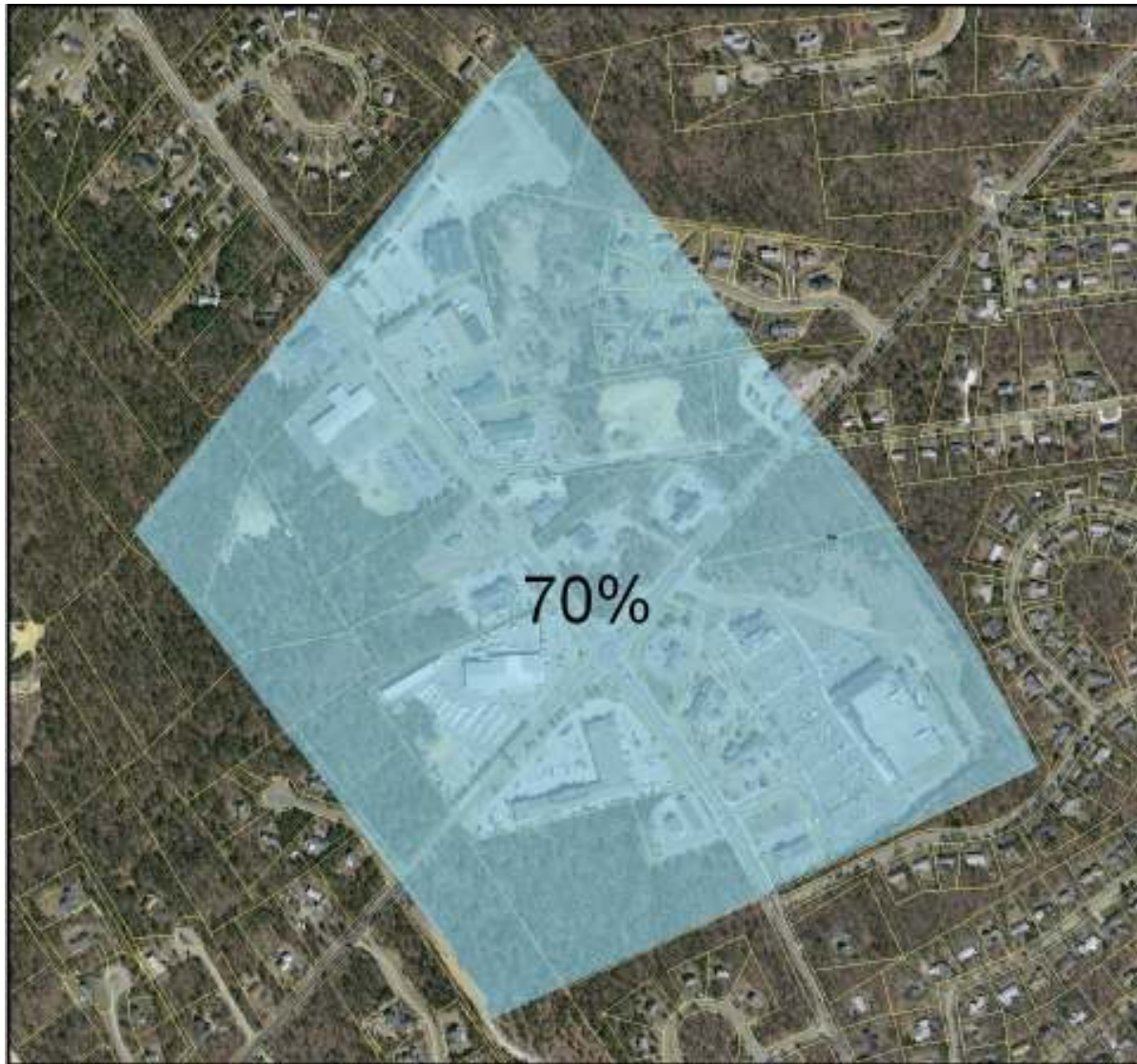
- Conservation
- Mostly Developed
- Partially Developed
- Undeveloped
- East Harwich Village Boundary

Development Buildout with Current Zoning Overlays



Site Coverage

- “The aggregate coverage of an individual site by buildings, parking areas and driveways ...and all impervious surfaces.”



Site Coverage Underlying Zoning CH-2 District

Other Commercial/Industrial
Districts in Harwich:

CV - 80%
CH-1 - 70%
IL - 70%



Site Coverage With Zoning Overlays

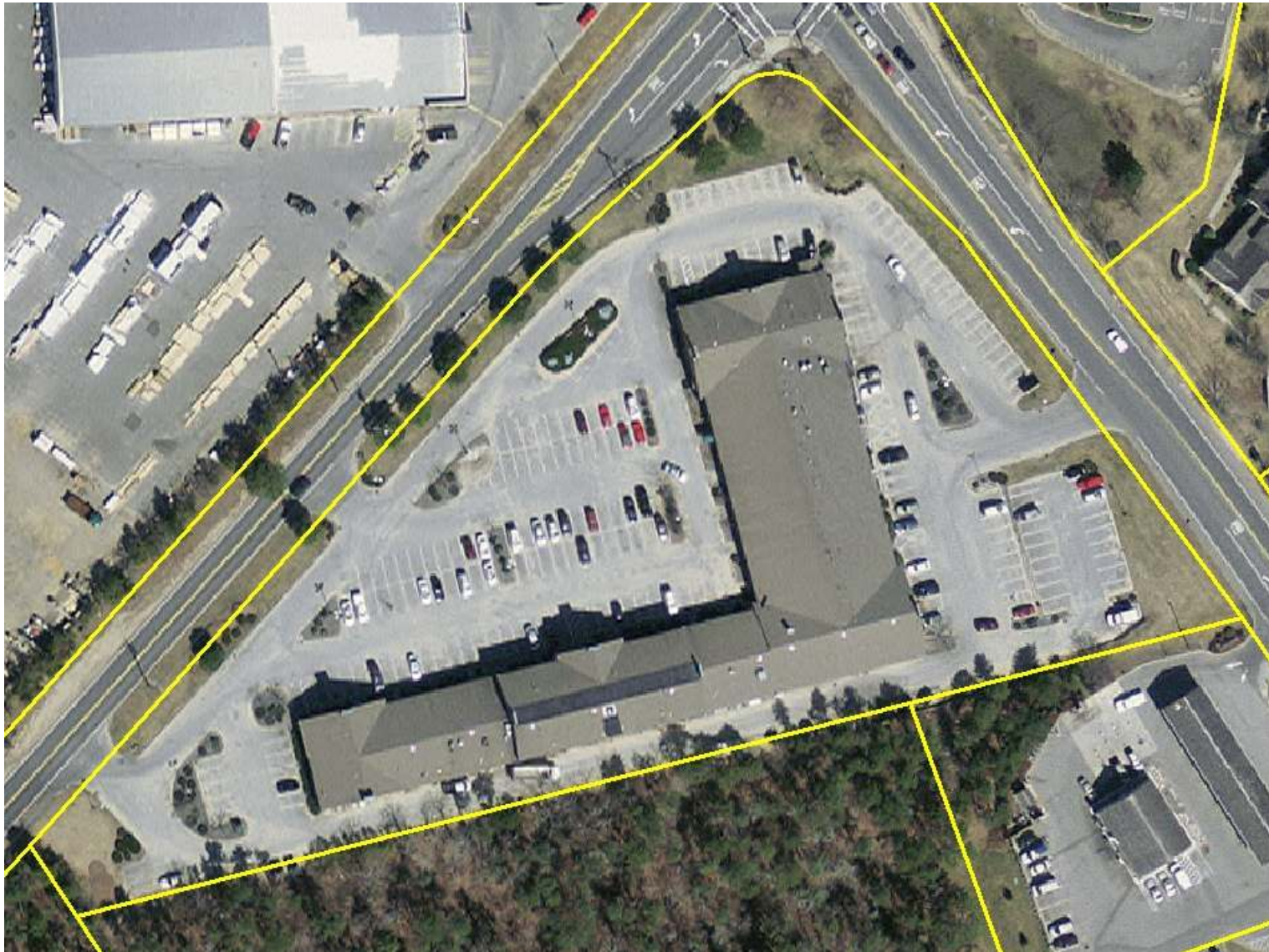
Site Coverage

Zone

- Drinking Water Protection
- Six Ponds - Zone A
- Six Ponds - Zone B

Linear Retail

(84%)

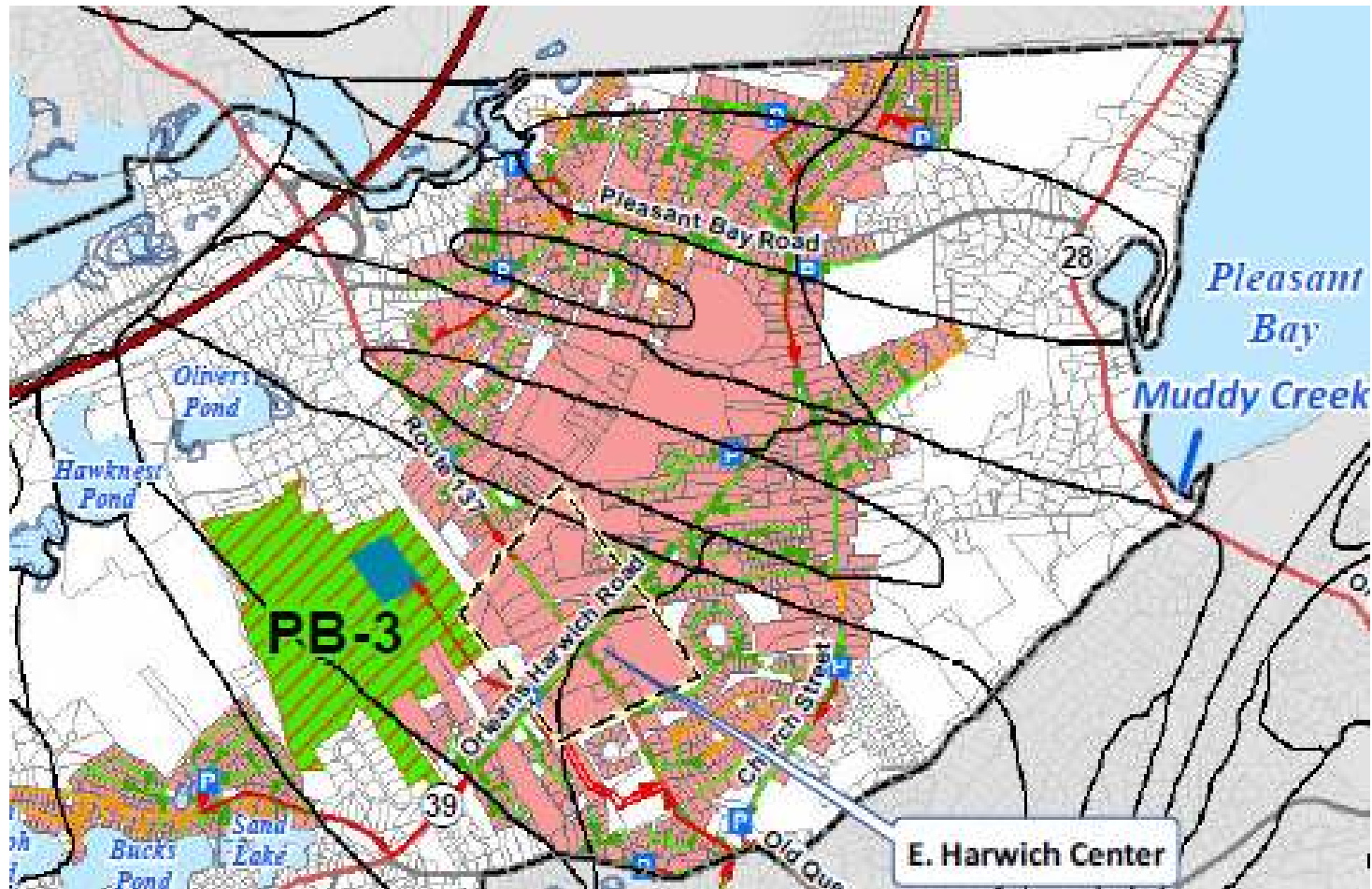


CVS

(37%)



Recommended Areas to be Sewered



Source: CWMP Figure 13-1

Existing Development



Opportunities for Improvement

